121.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	985,100	/	985,100
USE VALUE:	985,100	/	985,100
ASSESSED:	985,100	/	985,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		PEABODY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAIR COLIN C & SUSANNE S /TRS
Owner 2:	COLIN & SUSANNE BLAIR TRUST
Owner 3:	
Street 1:	28 PEABODY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLAIR COLIN C--ETAL -
Owner 2:	BLAIR SCHUSTER SUSANNE -
Street 1:	28 PEABODY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,673 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Clapboard Exterior and 2449 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7673.000	397,300	2,600	585,200	985,100
Total Card	0.176	397,300	2,600	585,200	985,100
Total Parcel	0.176	397,300	2,600	585,200	985,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.33 | /Parcel: 402.3

Legal Description

User Acct
77972
GIS Ref
GIS Ref
Insp Date
04/28/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 121.0-0002-0011.0

!9359!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,300	2600	7,673.	585,200	985,100	985,100	Year End Roll	12/18/2019
2019	101	FV	312,900	2600	7,673.	617,700	933,200	933,200	Year End Roll	1/3/2019
2018	101	FV	312,900	2600	7,673.	455,100	770,600	770,600	Year End Roll	12/20/2017
2017	101	FV	312,900	2600	7,673.	435,600	751,100	751,100	Year End Roll	1/3/2017
2016	101	FV	312,900	2600	7,673.	403,100	718,600	718,600	Year End	1/4/2016
2015	101	FV	305,400	2600	7,673.	338,100	646,100	646,100	Year End Roll	12/11/2014
2014	101	FV	305,400	2600	7,673.	330,300	638,300	638,300	Year End Roll	12/16/2013
2013	101	FV	305,400	2600	7,673.	314,700	622,700	622,700		12/13/2012

PRINT

Date	Time
12/10/20	23:51:02

LAST REV

Date	Time
02/05/19	13:09:20
ekelly	

USER DEFINED

Prior Id # 1:	77972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLAIR COLIN C--	70159-158		10/31/2017	Convenience	1	No	No		
BRENNAN DANIEL	23273-506		6/7/1993		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2007	842	Manual	14,200	C		G9	GR FY09	build front portic
8/17/2007	710	Manual		C		G9	GR FY09	retaining wall
5/2/2005	406	Manual	12,757	C				re-build old deck
6/13/1995	317	Addition	50,000	C				2 STORY ADDITION
5/18/1994	1	Manual	1,000	C				SKYLIGHT
12/8/1992	633	Redo Kit	21,000	C				REM-KITCHEN-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
10/28/1999	Meas/Inspect	266	PATRIOT
4/4/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7673		Sq. Ft.	Site		0	90.	0.85	10									585,168						585,200	

Total AC/HA:	0.17615	Total SF/SM:	7673	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	585,168	Spl Credit		Total:	585,200

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11958849
Const Adj.:	0.99841499
Adj $ / SQ:	139.727
Other Features:	102349
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539771
Depreciation:	142500
Depreciated Total:	397272

COMMENTS

OWNER SAYS IN 6 MONTHS CONTRACTOR TAKING DOWN GARAGE GAR STILL THERE 7/00 RECHECK 7/01. 2OF=BMT SINK & 4 FIXTURES IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1995
Kitchen:	1992
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

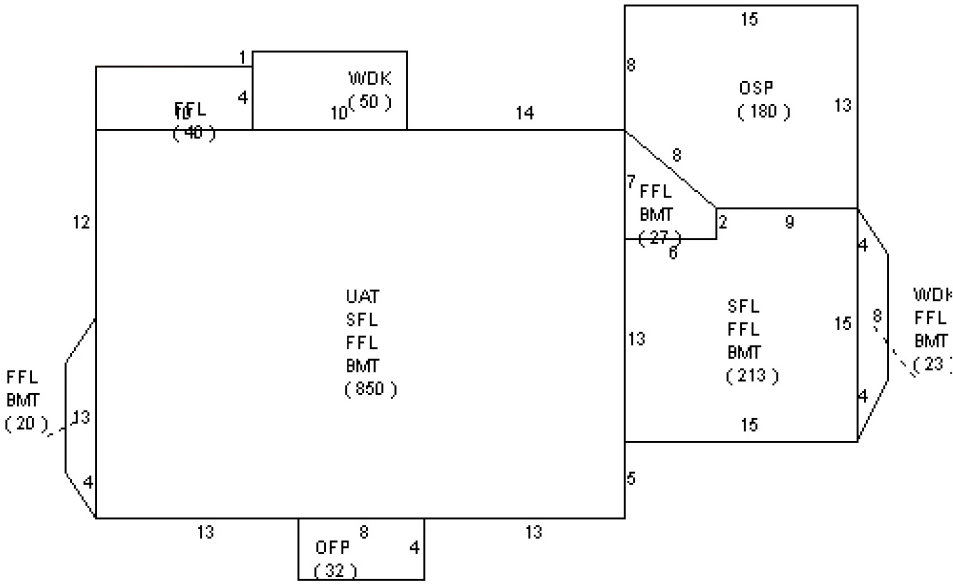
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.70
Special Features:	0	Val/Su Net:	102.74
Final Total:	397300	Val/Su SzAd	177.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,173	139.730	163,899
BMT	Basement	1,133	41.920	47,493
SFL	Second Floor	1,063	139.730	148,530
UAT	Upper Attic	213	97.810	20,784
OSP	Screen Porch	180	28.190	5,074
WDK	Deck	73	15.970	1,166
OFP	Open Porch	32	43.930	1,406
	Net Sketched Area:	3,867	Total:	388,352
Size Ad	2236	Gross Are	4504	FinArea 2449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X12	F	FR	1950	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:	Total: 2,600